



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: January 5, 2017
To: Interested Person
From: Brandon Rogers, Land Use Services
503-823-7597 / Brandon.Rogers@portlandoregon.gov

NOTICE OF A TYPE Ix PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 45 days, **we need to receive your written comments by 5 p.m. on February 6, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-273495 LDP, in your letter. It also is helpful to address your letter to me, Brandon Rogers. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-273495 LDP

Applicant/Owner: Jennifer Farmer/City Craft Development
6931 NE Martin Luther King Jr Blvd
Portland, OR 97211

Site Address: 1735 NE SKIDMORE ST

Legal Description: BLOCK 12, E 1/2 OF LOT 13&14, IRVINGTON HTS

Tax Account No.: R421001910

State ID No.: 1N1E23DB 01800

Quarter Section: 2632

Neighborhood: Sabin Community Assoc., contact Rachel Lee at 503-964-8417.

Business District: North-Northeast Business Assoc, contact at chair@nnebaportland.org

District Coalition: Northeast Coalition of Neighborhoods, contact Zena Rockowitz at 503-388-5070.

Zoning: Residential 5,000 (R5) with the "h" Aircraft Landing overlay zone.

Case Type: Land Division Partition (LDP)

Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant proposes a two-parcel partition of the 5,000 square foot site to create two, 2,500 square foot parcels for development of attached houses using the provisions of subsection 33.110.2410.E, *Duplexes and Attached Houses on Corners*. Water and sanitary sewer services are proposed from existing utilities located within NE 18th Avenue, stormwater is proposed to be managed by on-site drywells. Access is proposed from NE 18th Avenue with a shared driveway, and the existing, 34-inch diameter at breast height street tree is proposed to be removed at the proposed driveway location. The site contains trees subject to the preservation standards of Title 33, however the applicant proposes mitigation instead of preservation. The existing house is proposed to be removed.

This partition is reviewed through a Type Ix land use review because: (1) the site is in a residential zone; (2) fewer than four lots are proposed; (3) none of the lots, utilities, or services are proposed within a Potential Landslide Hazard or Flood Hazard Area, and; (4) no other concurrent land use reviews (such as an Adjustment, Design Review, or Environmental Review) are requested or required (see 33.660.110).

For purposes of State Law, this land division is considered a partition. To partition land is to divide an area or tract of land into two or three parcels within a calendar year (See ORS 92.010). ORS 92.010 defines "parcel" as a single unit of land created by a partition of land. The applicant's proposal is to create two units of land. Therefore, this land division is considered a partition.

Relevant Approval Criteria: **In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found in** Section 33.660.120, Approval Criteria for Land Divisions in Open Space and Residential Zones.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on November 15, 2016 and determined to be complete on December 30, 2016.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

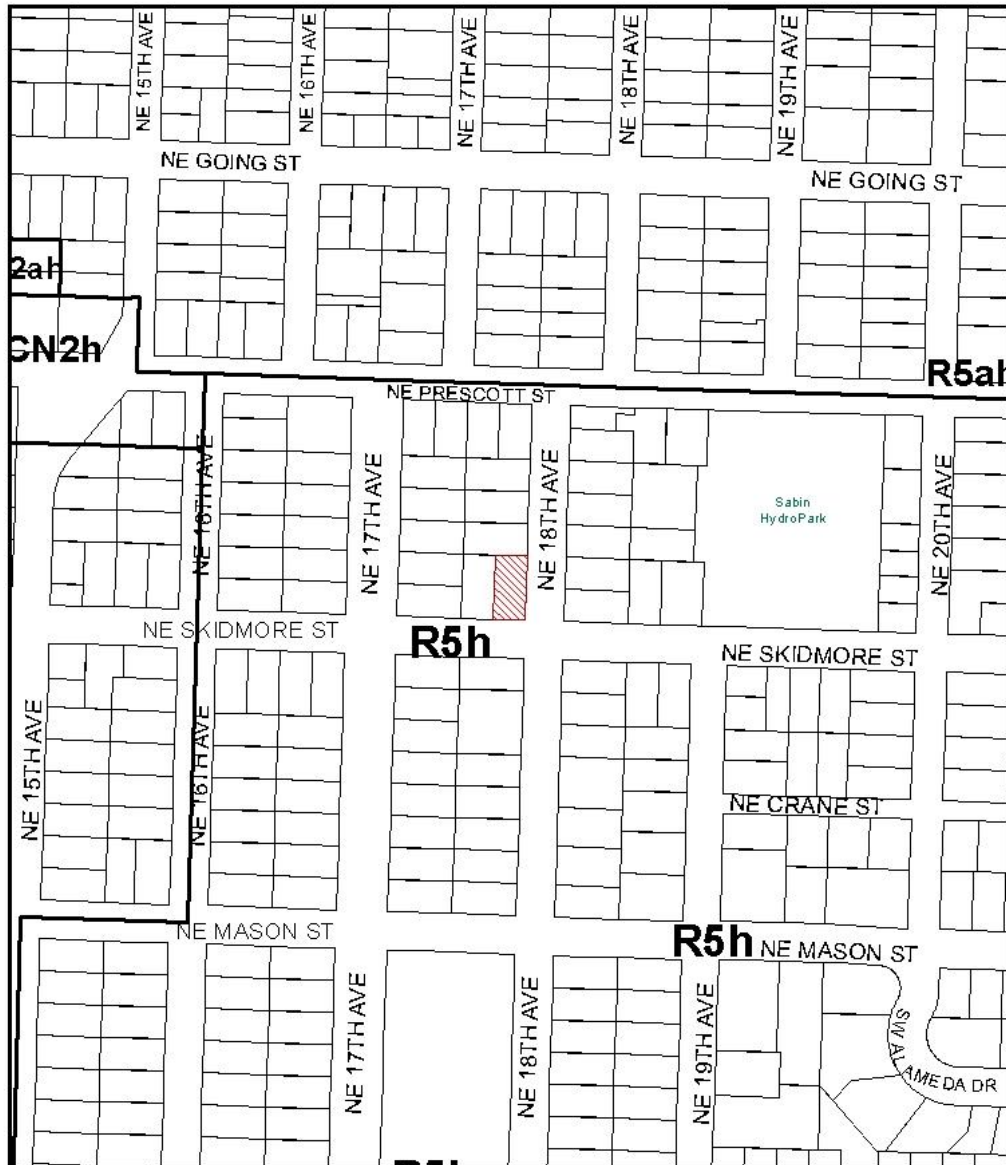
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS


If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:
Zoning Map / Site Plan

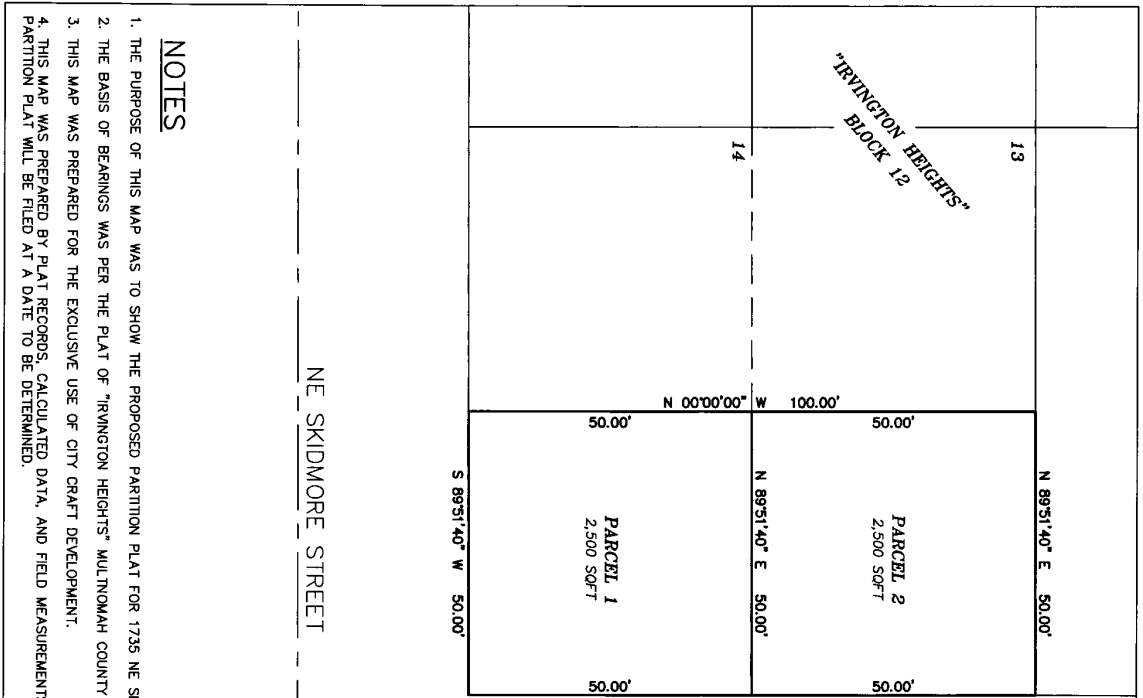


ZONING

 Site




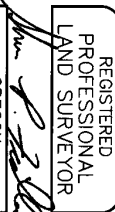
File No.	<u>LU 16-273495 LDP</u>
1/4 Section	<u>2632</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E23DB 1800</u>
Exhibit	<u>B (Nov 21, 2016)</u>



NE SKIDMORE STREET

NE 18TH AVENUE

PRELIMINARY LAND DIVISION PLAN	
SE 1/4 SEC 23, T1N, R1E, W1M.	
CITY OF PORTLAND MULTNOMAH COUNTY, OREGON	
SEPTEMBER 29, 2016	
DRAWN: DMR CHECKED: SPF	
SCALE 1"=20' ACCOUNT # 219	
Z:\219-025\DWG\219025PRELIM	
1735 NE SKIDMORE ST	
 CMT SURVEYING AND CONSULTING 9136 SE ST HELENS ST, SUITE J PORTLAND, OR 97015 PHONE (503) 850-4572 FAX (503) 850-4590	

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JUL 12, 2005
 SHAUN D. FIDLER
 50353

RENEWAL DATE DECEMBER 31, 2017



SCALE 1" = 20'

- NOTES**
1. THE PURPOSE OF THIS MAP WAS TO SHOW THE PROPOSED PARTITION PLAT FOR 1735 NE SKIDMORE ST.
 2. THE BASIS OF BEARINGS WAS PER THE PLAT OF "IRVINGTON HEIGHTS" MULTNOMAH COUNTY RECORDS.
 3. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF CITY CRAFT DEVELOPMENT.
 4. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED PARTITION PLAT WILL BE FILED AT A DATE TO BE DETERMINED.

LV16-273495LDP